

ZONING REGULATIONS

Commercial and Industrial

Notes:

- 1) This information is intended to be used as a general guide only. More detailed information can be found in the City of Fairfax Zoning Code.
- 2) Different regulations apply to properties located within the Old Town Fairfax Historic and Transition Overlay District. Please refer to the Historic Overlay Districts table for zoning restrictions on those properties.
- 3) For information regarding parking requirements, please refer to the Minimum Parking Requirements zoning table.
- 4) For information regarding parking coverage and lot landscaping requirements, please refer to the City of Fairfax Zoning Code.

	C-1 - Limited	C-1 - Office	C-2	C-3	CPD	I-1	I-2
Maximum Height	3 stories or 35 ft	5 stories or 60 ft	5 stories or 60 ft	5 stories or 60 ft	6 stories or 60 ft	Most restrictive adjacent zone limit	6 stories or 60 ft
Minimum Lot Area	N/A	20,000 sf	20,000 sf	22,000 sf	N/A	N/A	N/A
Maximum Lot Area	3 acres	N/A	N/A	N/A	N/A	N/A	N/A
Maximum Lot Coverage	N/A	N/A	N/A	N/A	N/A	85%	85%
Minimum Lot Width	N/A	100 ft	100 ft	150 ft	N/A	N/A	N/A
Maximum FAR	0.4	0.5-0.7 ^a	0.5-0.7 ^a	0.5-0.7 ^a	1.0	N/A	N/A
Setbacks	Front: 25 ft ^b Side: 12 ft ^c Rear: N/A ^c	Front: 25 ft ^d Side: N/A ^{e+c} Rear: N/A ^c	Front: 25 ft ^d Side: N/A ^{e+c} Rear: N/A ^c	Front: 25 ft Side: 25 ft Rear: 25 ft	Front: 25 ft ^b Side: N/A ^c Rear: N/A ^c	Front: 25 ft ^f Side: N/A ^g Rear: N/A ^g	Front: 25 ft ^h Side: N/A ^g Rear: N/A ^g
Minimum Setback Angle of Bulk Plane	N/A	Front: 30 degrees Side: N/A ⁱ Rear: N/A ⁱ	Front: 30 degrees Side: N/A ⁱ Rear: N/A ⁱ	Front: 30 degrees Side: N/A ⁱ Rear: N/A ⁱ	N/A	N/A	N/A
Minimum Open Space	30%	30%	25%	20%	N/A	N/A	N/A
Maximum Building Size	17,500 sf	N/A	N/A	N/A	N/A	N/A	N/A

^a If there is a parking structure on the site, an FAR of up to 0.7 including said structure is allowed.

^b The front setback is listed and defined in the Zoning Code as the Building Restriction Line (BRL). On streets where the right-of-way is less than 50 feet the BRL shall be 50 feet from the centerline.

^c If contiguous to residential property, then a 25 foot setback is required.

^d The front setback is listed and defined in the zoning code as the Building Restriction Line (BRL). On streets where the right-of-way is less than 50 feet the BRL shall be 25 feet from the centerline.

^e If a yard exists, then a 10-foot setback is required.

^f Which shall be grassed and landscaped.

^g Where adjacent to R, RT, or Rt-6 Districts there shall be a 50-foot setback that is landscaped and screened.

^h The front setback shall be measured from the established centerline of the street. Such setback shall be equal to one-half of the distance of the required right-of-way as shown on the adopted comprehensive plan, plus 25 feet.

ⁱ Except where continuous to a residentially zoned property, in which case the Minimum Angle of Bulk Plane shall be 45 degrees.